



Presentation to the
New York City
Landmarks Preservation Commission

63-65 Charles Street

Greenwich Village Historic District

1 September 2026



63-65 Charles Street

Proposed Scope of Work

- Combination of two residential buildings and conversion to a single-family residence
- Restoration of the street facade
- Modification of areaway and stoop
- Construction of a rear yard addition
- Construction of a rooftop addition
- Rear yard excavation and expanded cellar

[illegible]

Greenwich Village Historic District
Manhattan
Designated April 29, 1969

 Historic District Boundaries



Historical District Map, Block Plan, and Aerial Map





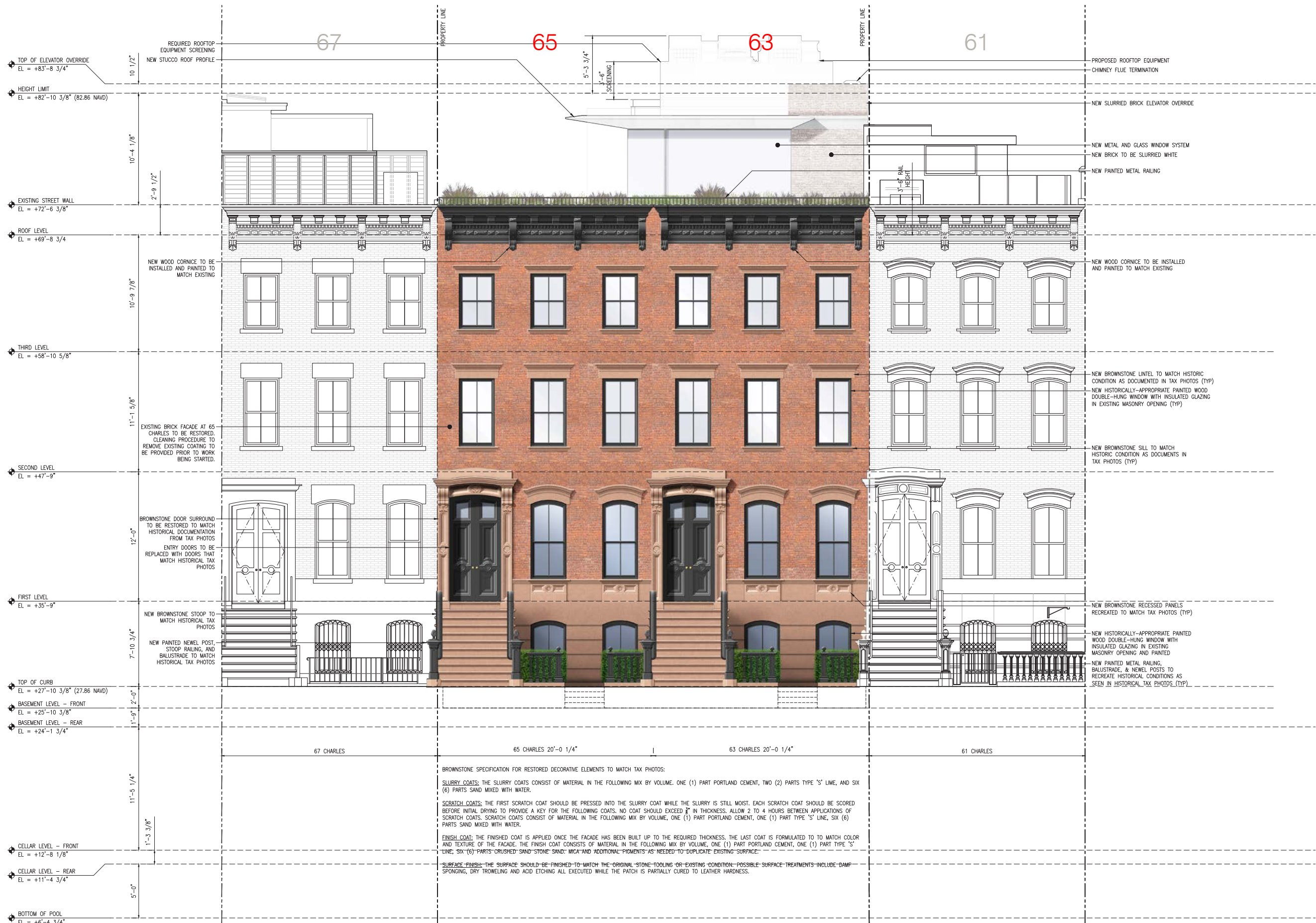


67

65

63

61

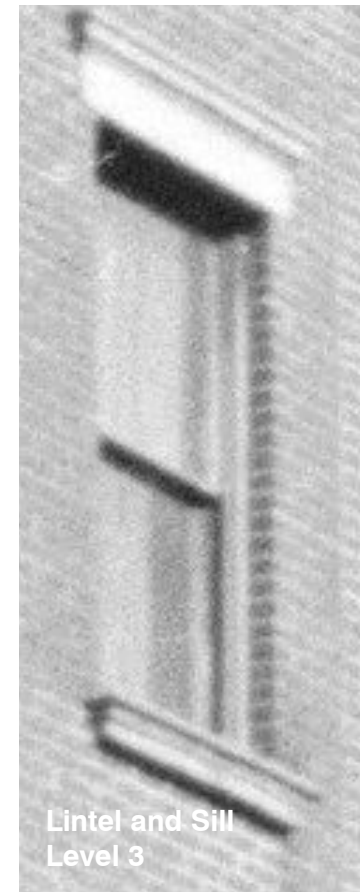




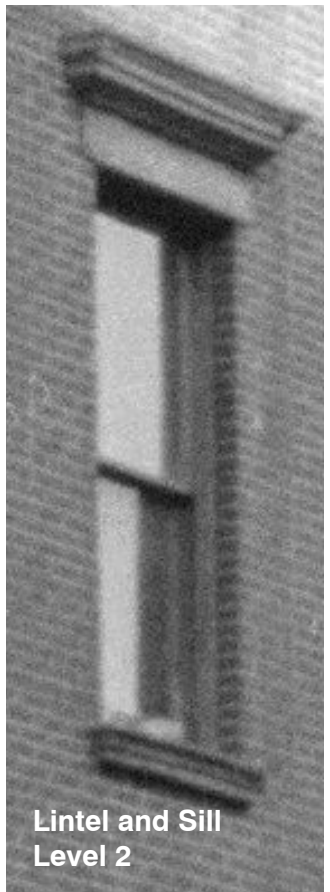
Existing Street Facade



Door and Door Surround



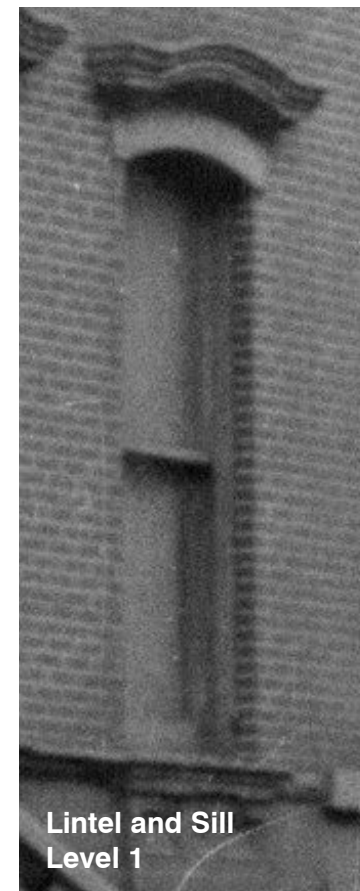
Lintel and Sill
Level 3



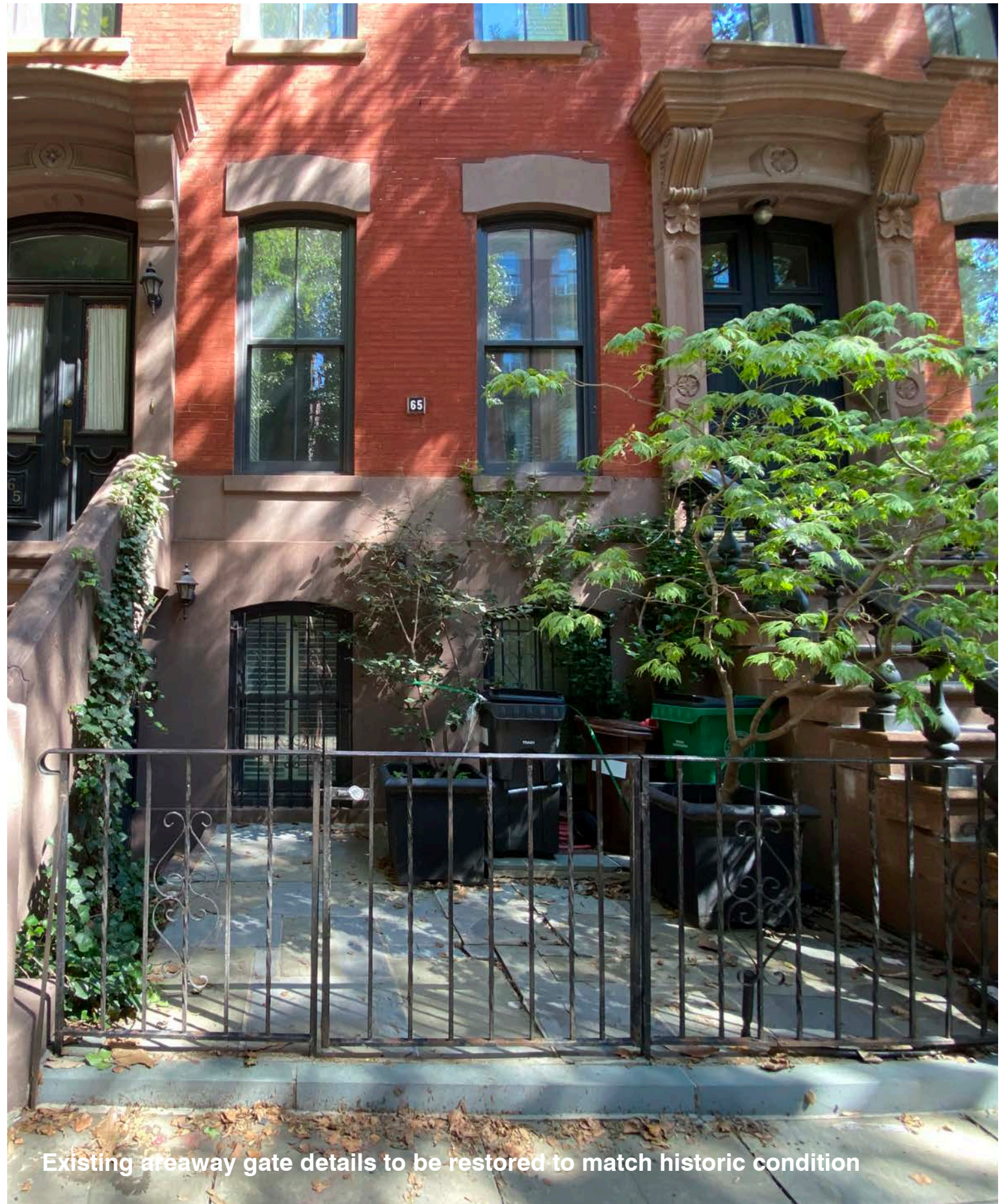
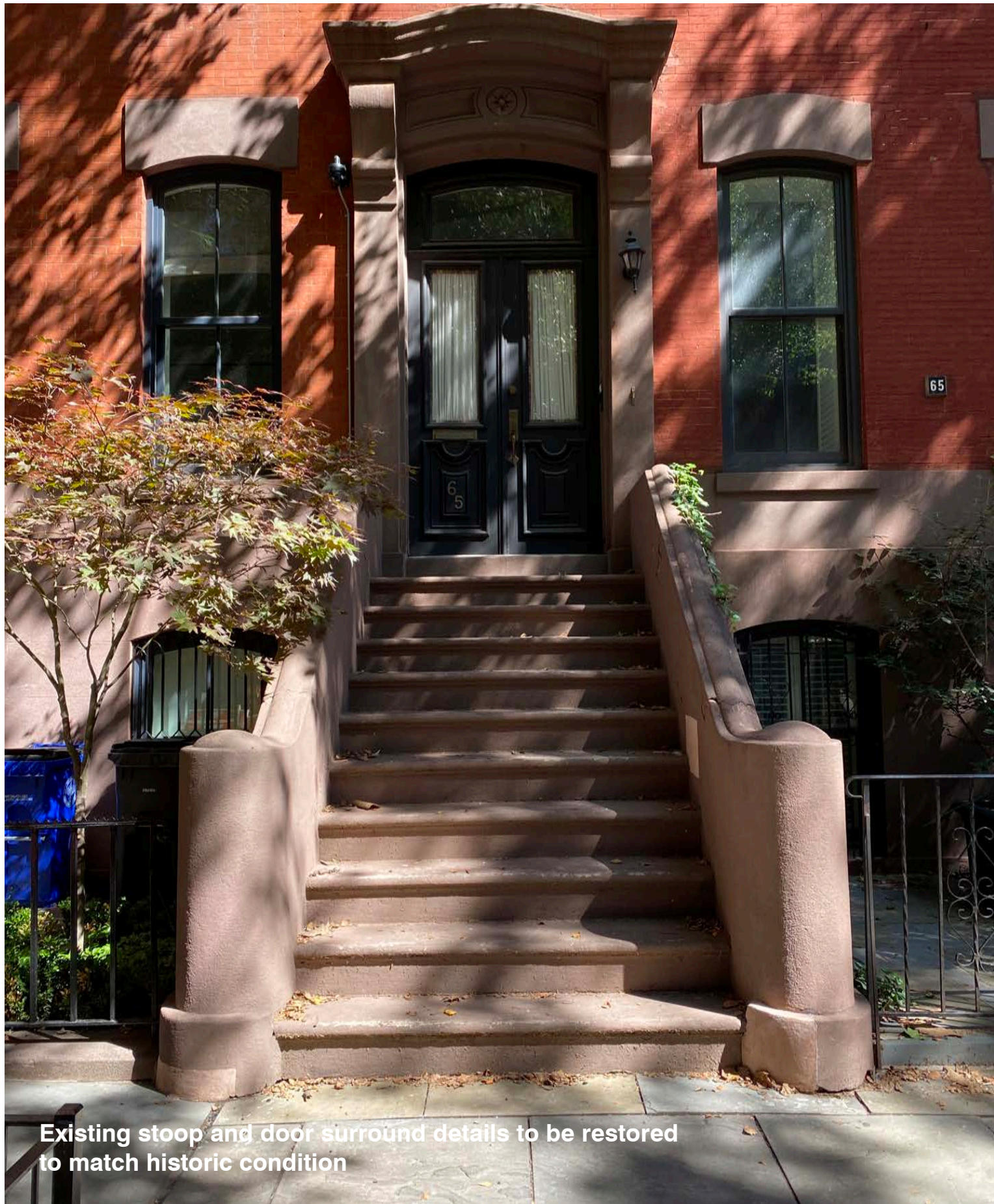
Lintel and Sill
Level 2

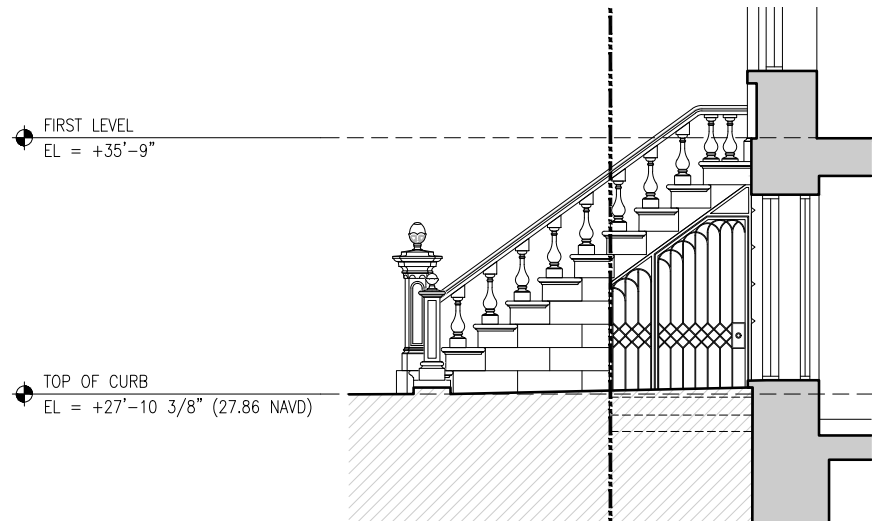


Balustrade and Newel Post

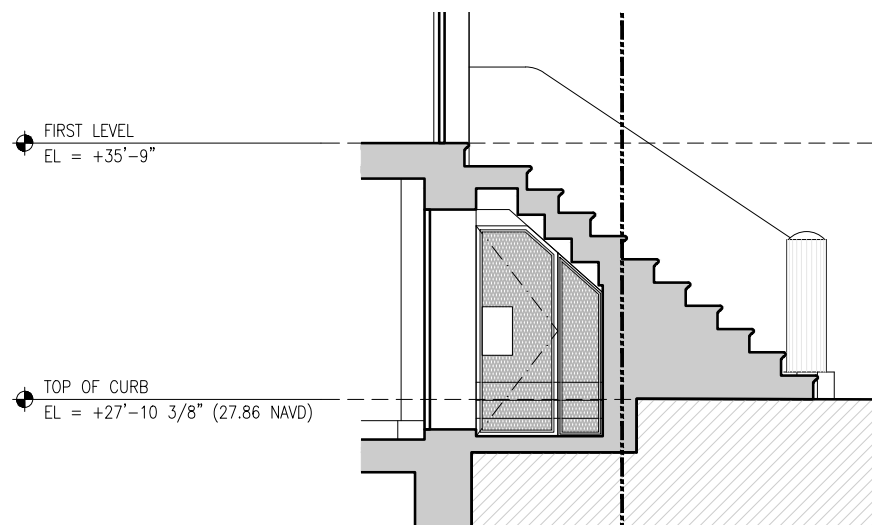


Lintel and Sill
Level 1

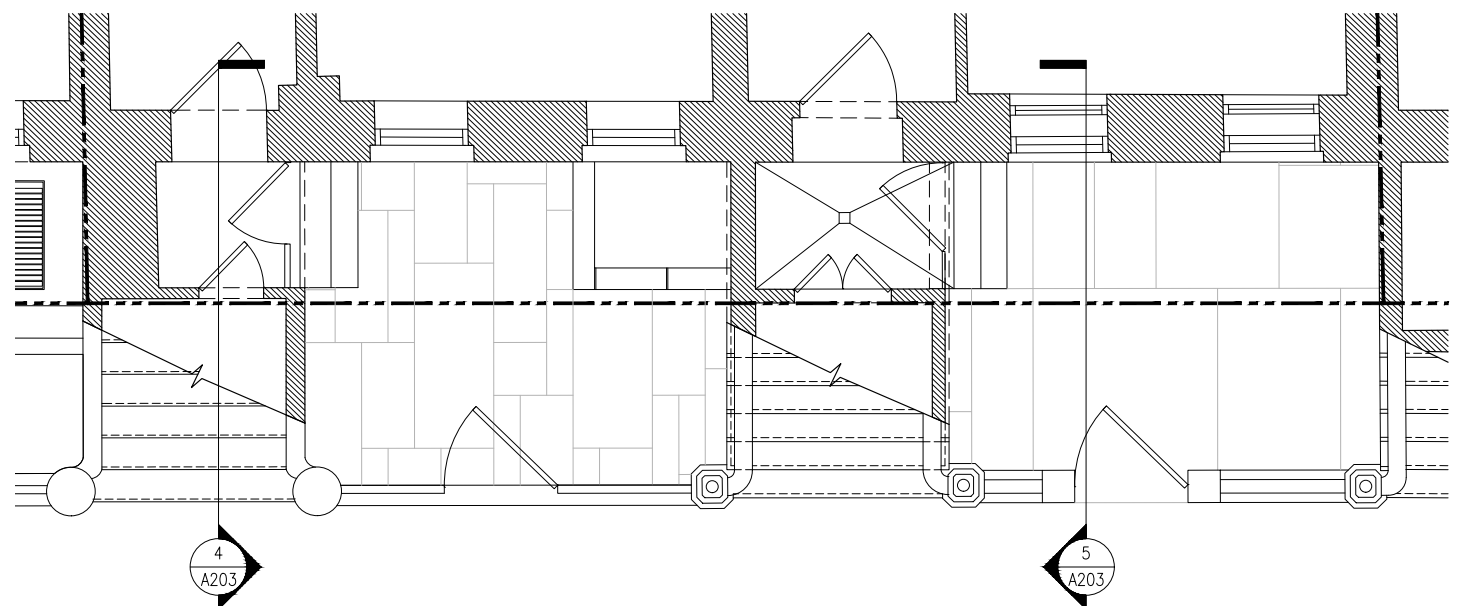


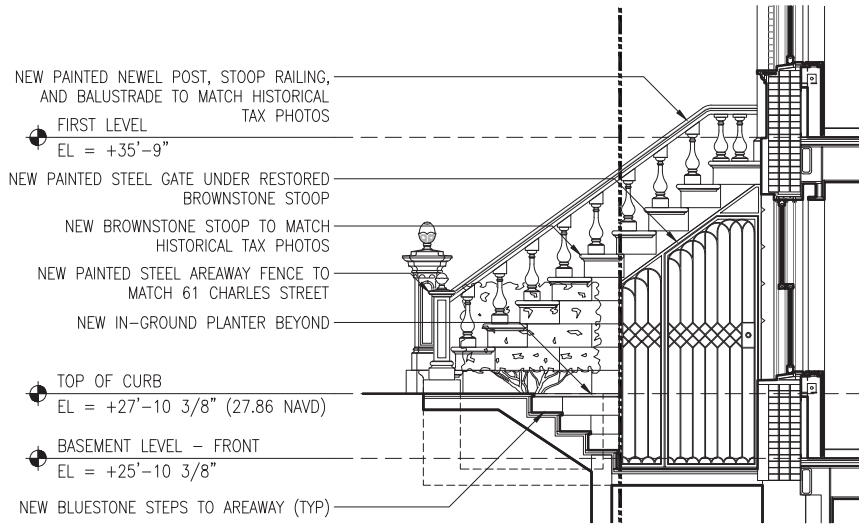


Existing Areaway at 63 Charles St

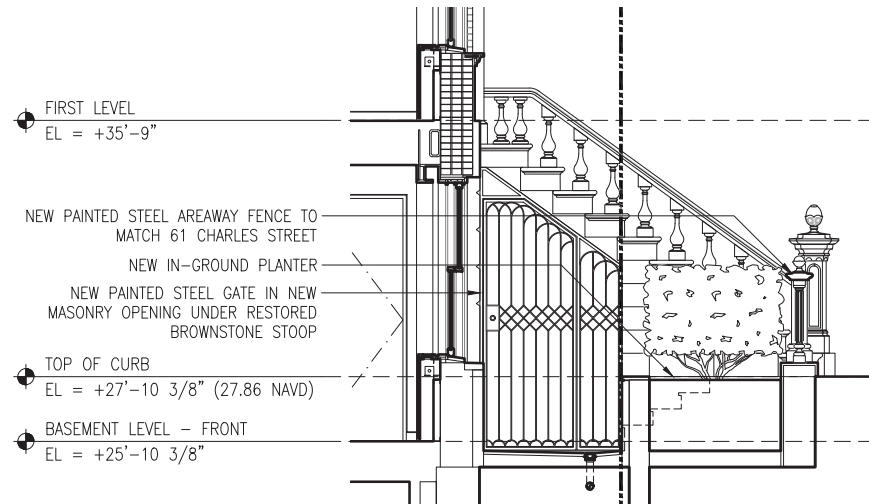


Existing Areaway at 65 Charles St

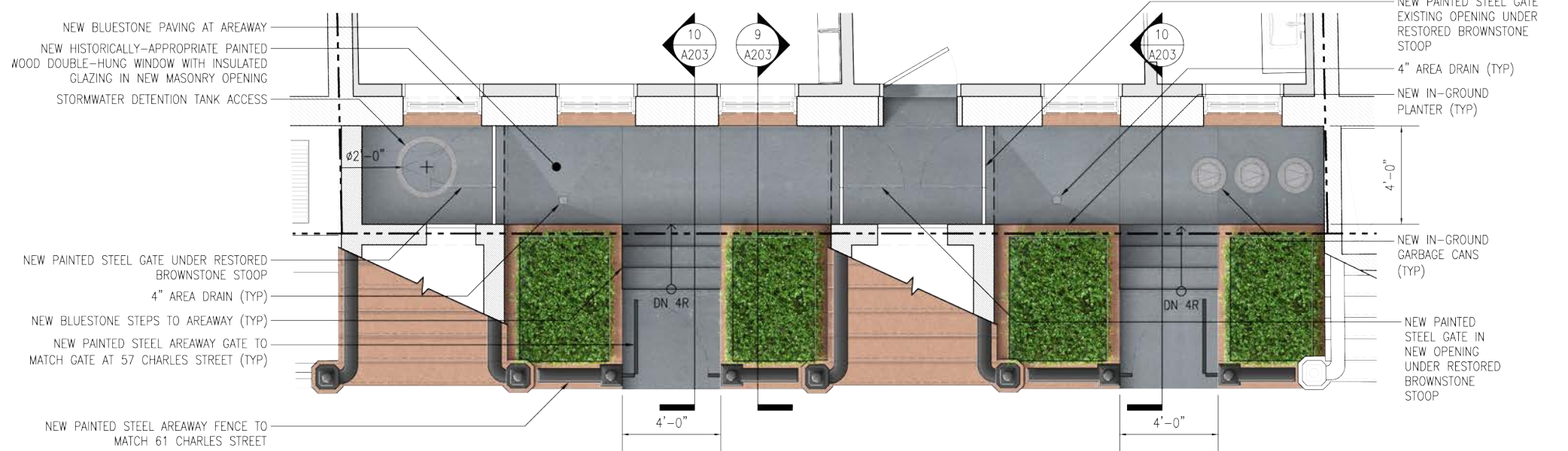




Stoop Elevation Facing West, at both 63 and 65 Charles



Stoop Elevation Facing East, at 63 Charles







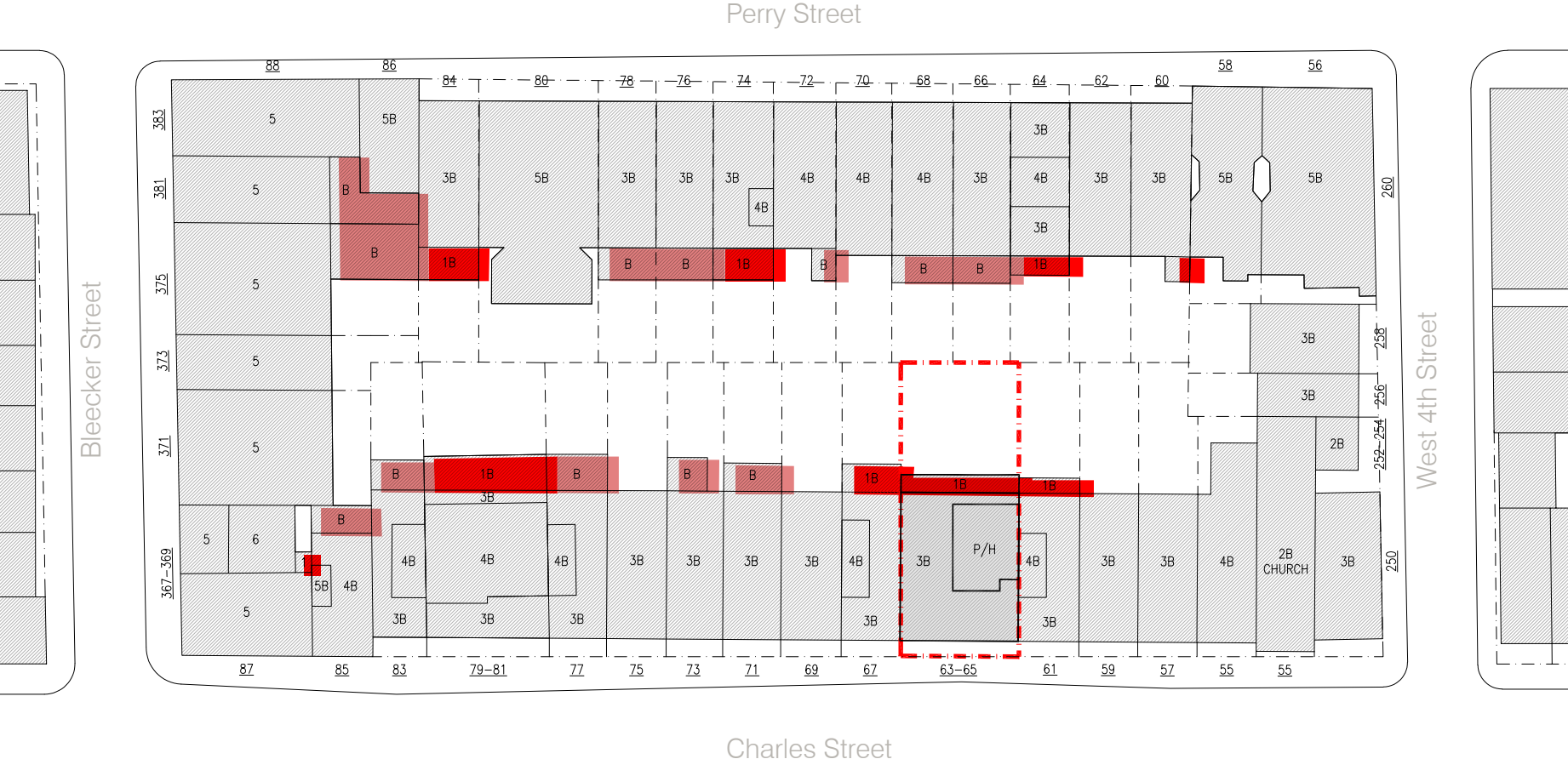




84 Perry Street



74 Perry Street



67 Charles Street



64 Perry Street



79-81 Charles Street



79-81 Charles Street



74 Perry Street



83 Charles Street



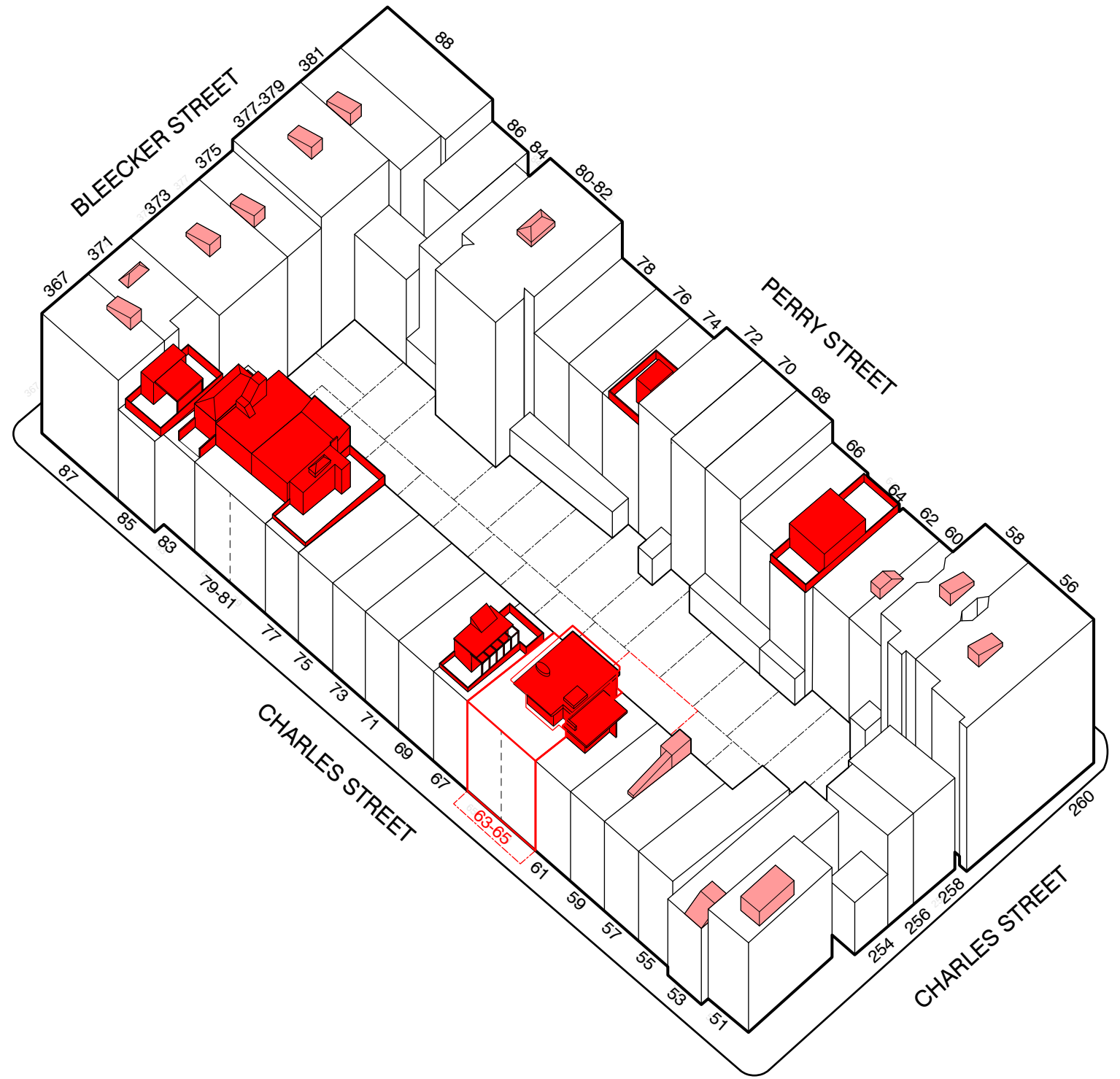
67 Charles Street



77 Charles Street

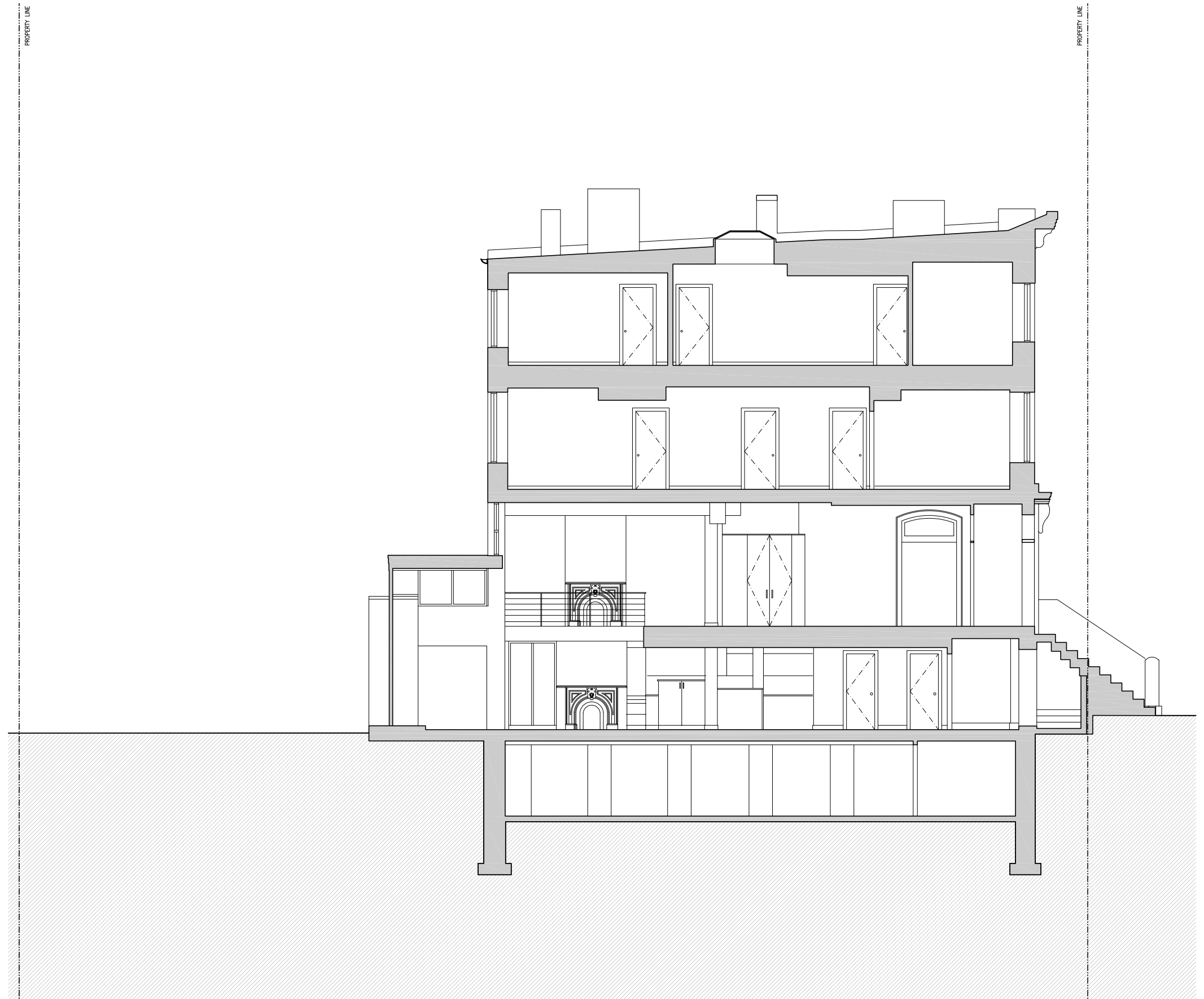


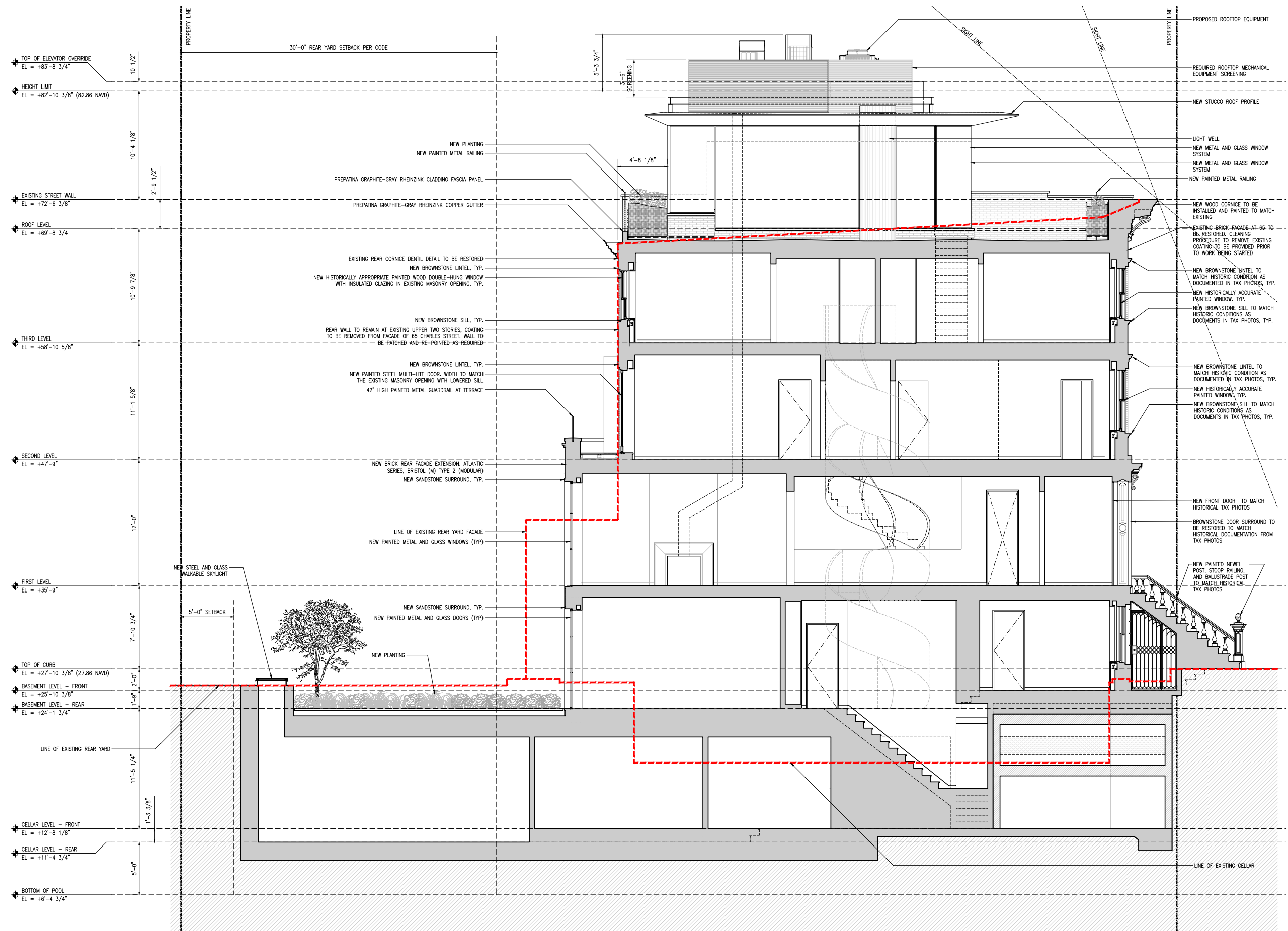
64 Perry

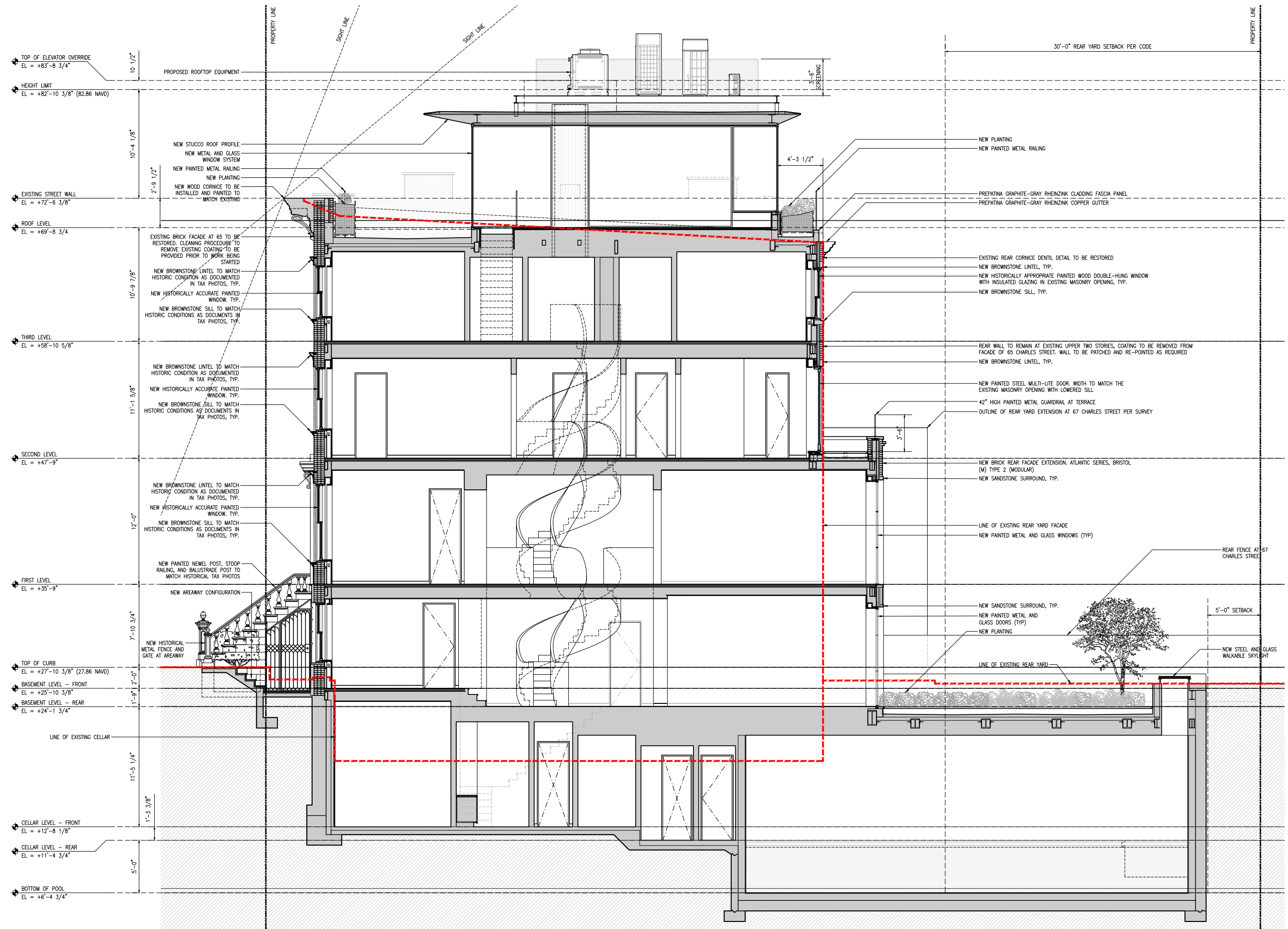


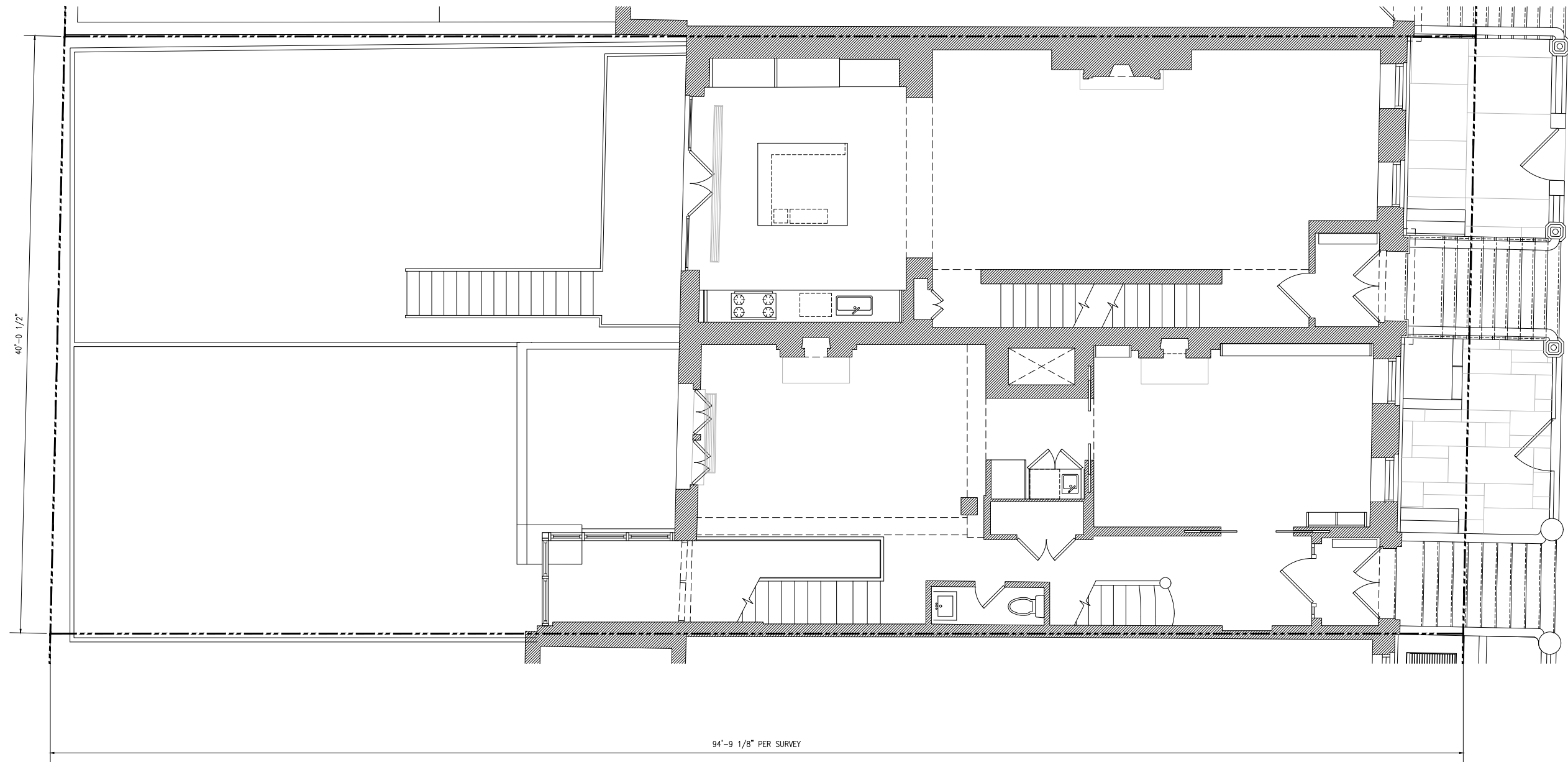


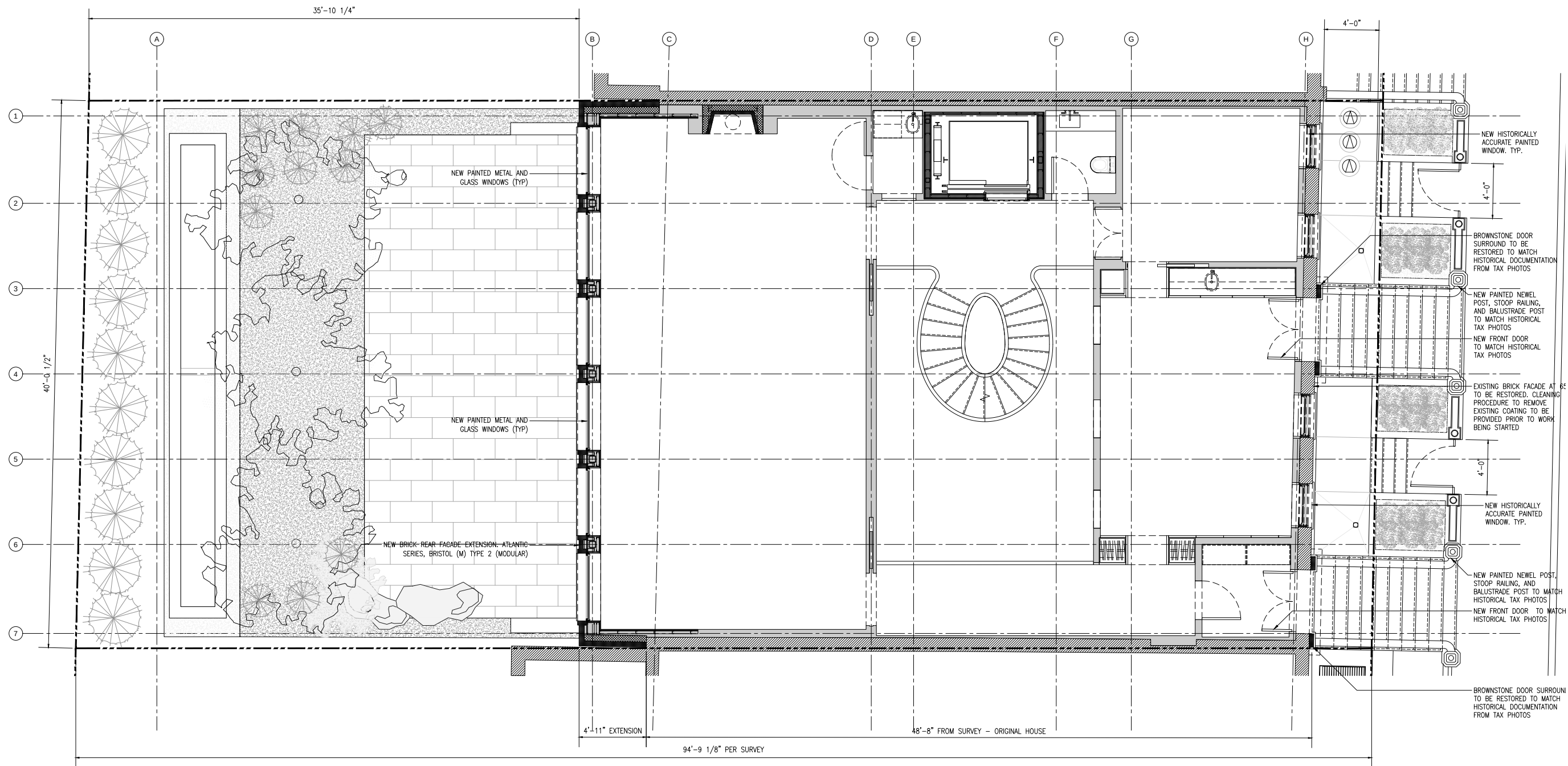






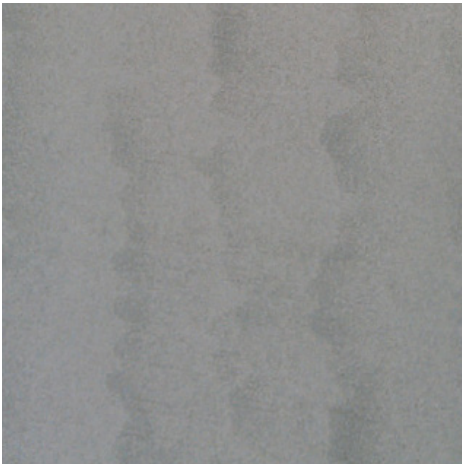








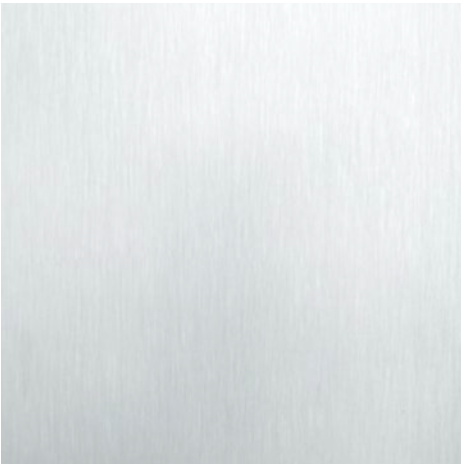
Slurried white brick
Penthouse



Zinc-coated copper
Penthouse roof edge



Plaster
Penthouse roof soffit



Prepatina graphite-gray rheinzink
Fascia Cladding Panel, gutter
and downspout



Wood painted BM 2124-10
Double hung windows at rear
facade



Steel painted BM 2124-10
Wrought iron, semi-gloss finish
Multi-lite doors and bay window
at rear facade



Atlantic Series Bristol (M) Type 2
(modular)
Brick at rear facade extension



Sandstone
Coping, window surrounds and
spandrel panels at rear facade
extension



Brownstone
New lintels and sills at rear
facade



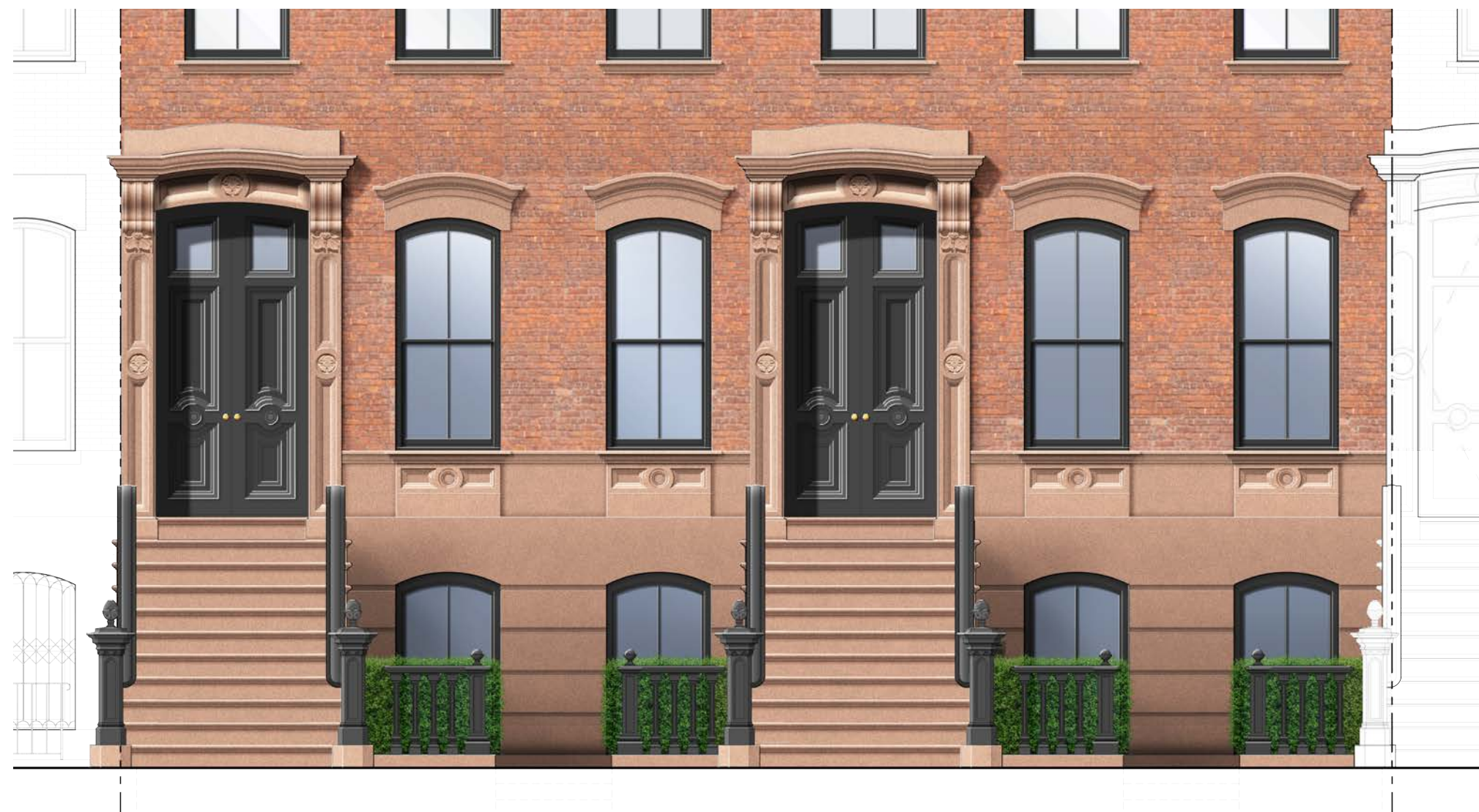
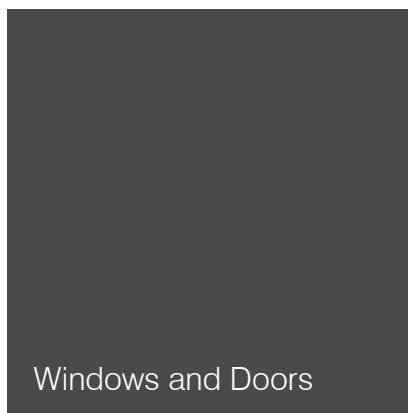
Wood painted BM 2124-10
Wrought iron, semi-gloss finish
Windows at rear facade



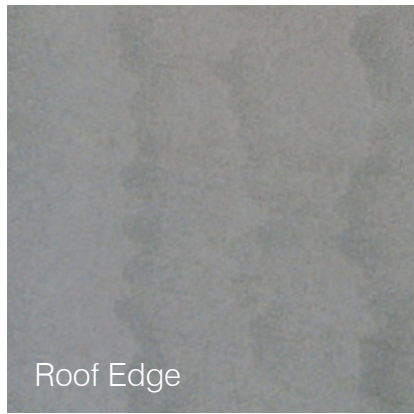
Metal doors and windows at rear
facade extension



Metal painted BM 2124-10
Wrought iron, semi-gloss finish
Scupper and railings at rear
facade







Roof Edge



Soffit



Fascia



Railing



Walls

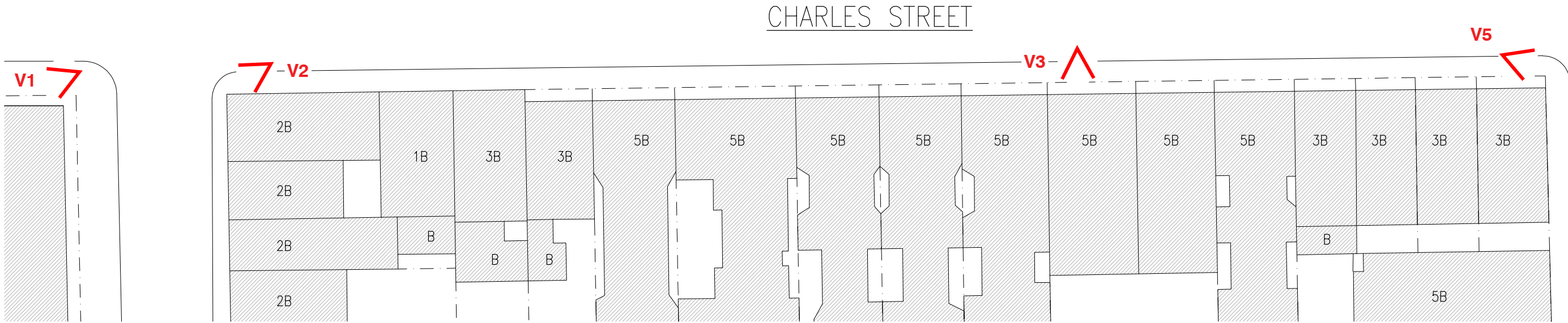
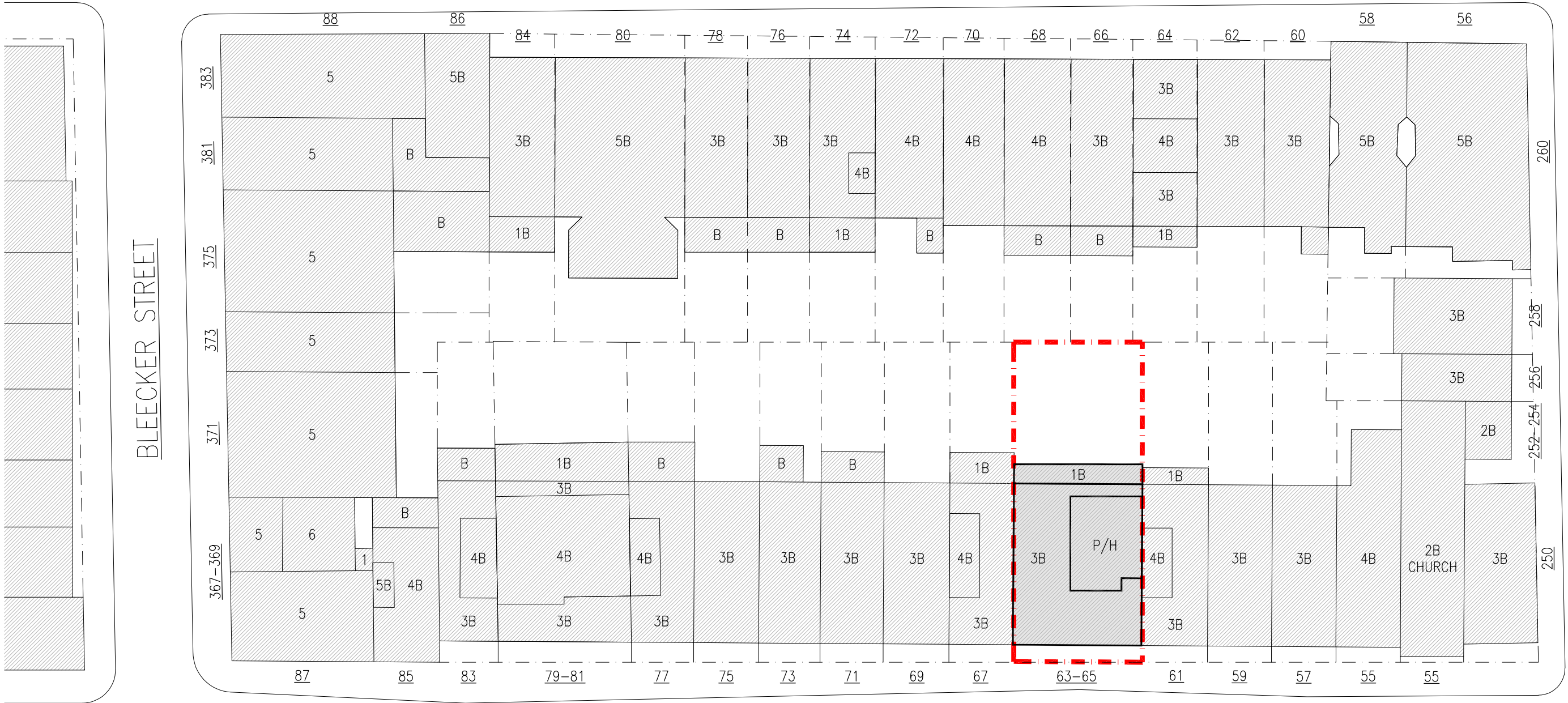




View of Mock-up Facing Northeast



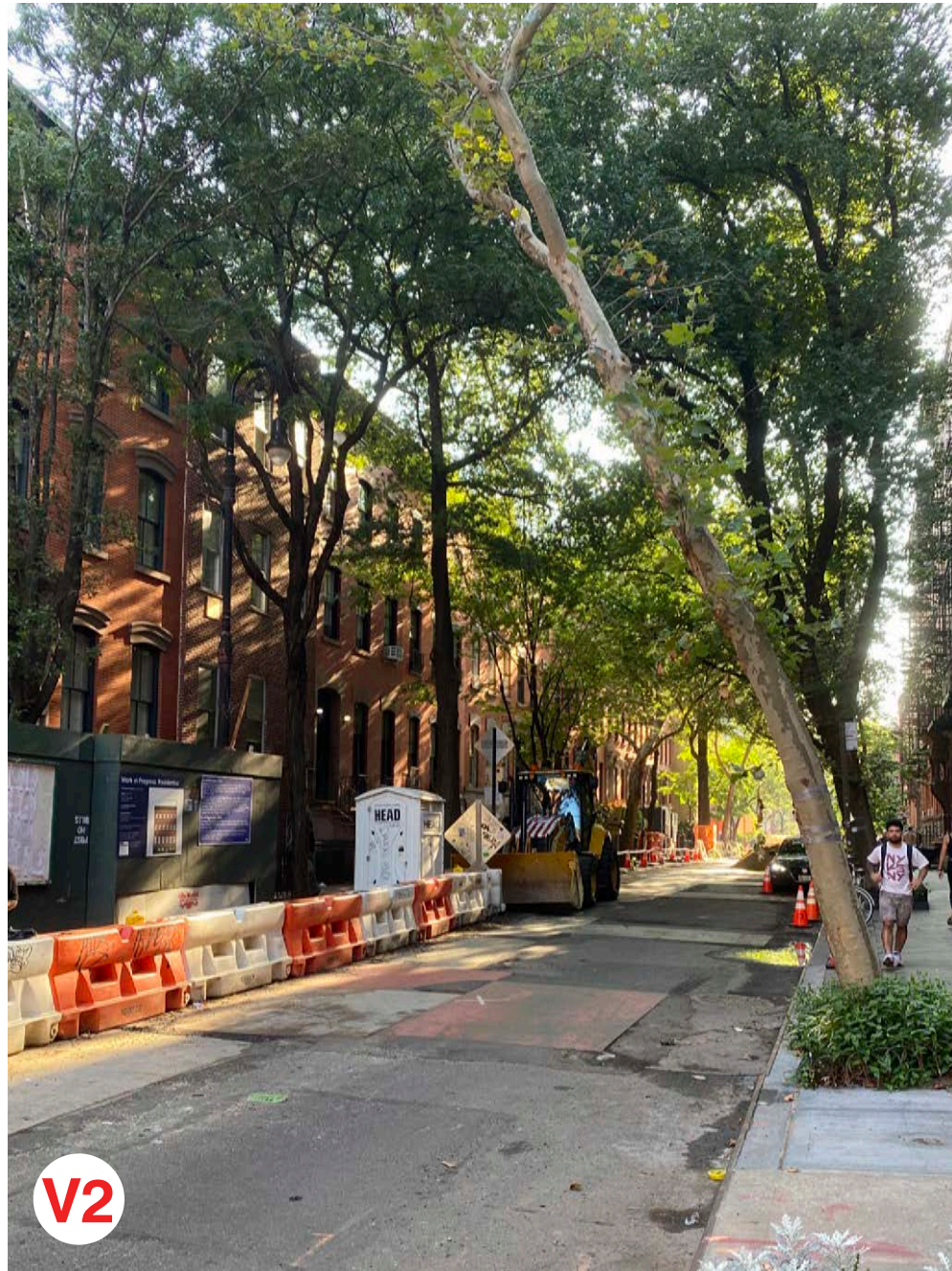
View of Mock-up Facing Northwest





View of Mock-up from Southwest Corner of Charles Street and Bleecker Street

No Visibility Confirmed



View of Mock-up from Southeast Corner of Charles Street and Bleecker Street

No Visibility Confirmed



View of Mock-up from South Side of Charles Street in front of 78 Charles Street

No Visibility Confirmed



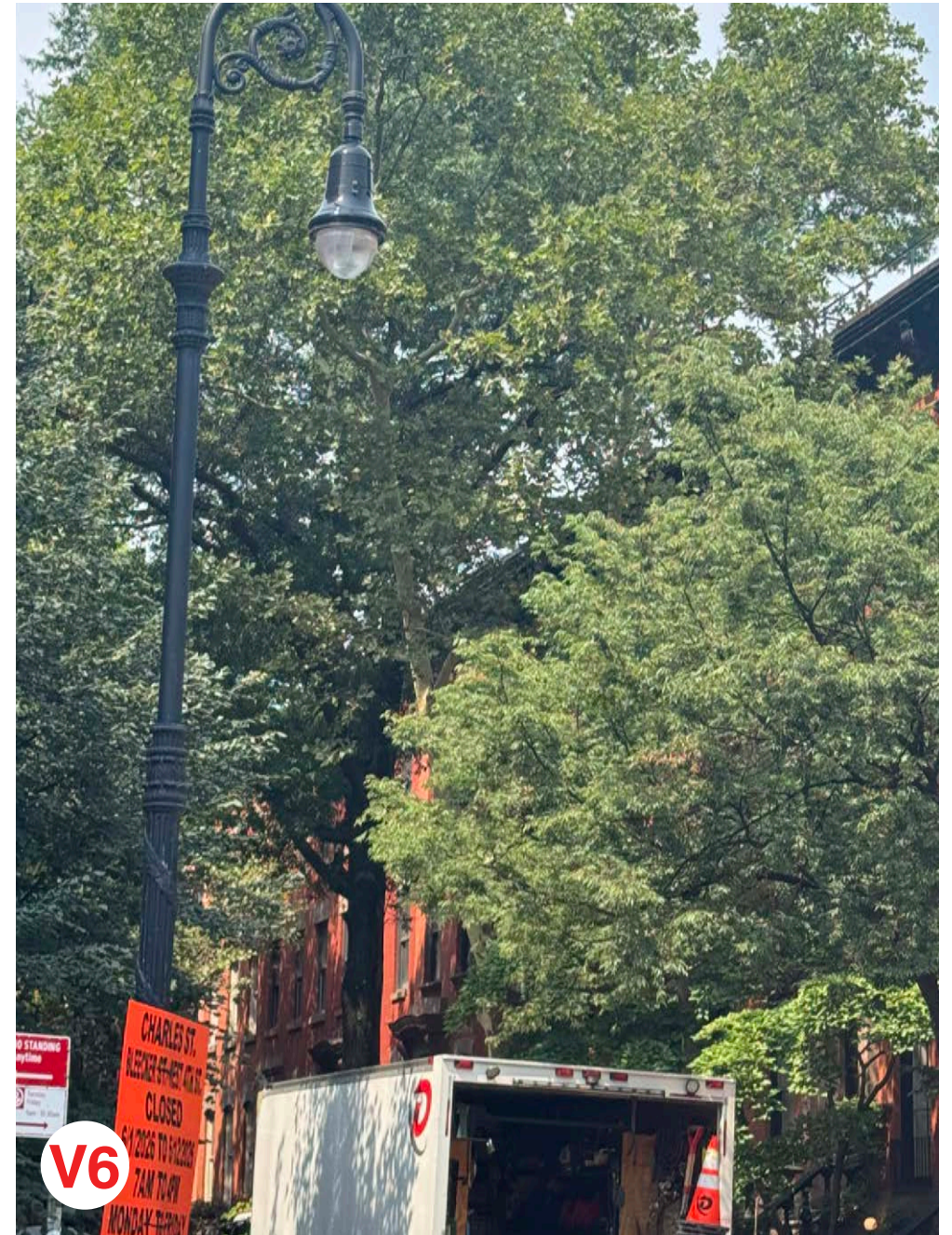
View of Mock-up from South Side of Charles Street between West 4th Street and 7th Avenue South

No Visibility Confirmed



View of Mock-up from Southwest Corner of Charles Street and West 4th Street

No Visibility Confirmed



View of Mock-up from Southeast Corner of Charles Street and West 4th Street

No Visibility Confirmed





View of Mock-up from Southeast of Charles Street and West 4th Street, north of the stoop at 247 West 4th Street

No Visibility Confirmed



View of Mock-up from Southeast of Charles Street and West 4th Street, north of the stoop at 247 West 4th Street

Minimal Visibility Confirmed

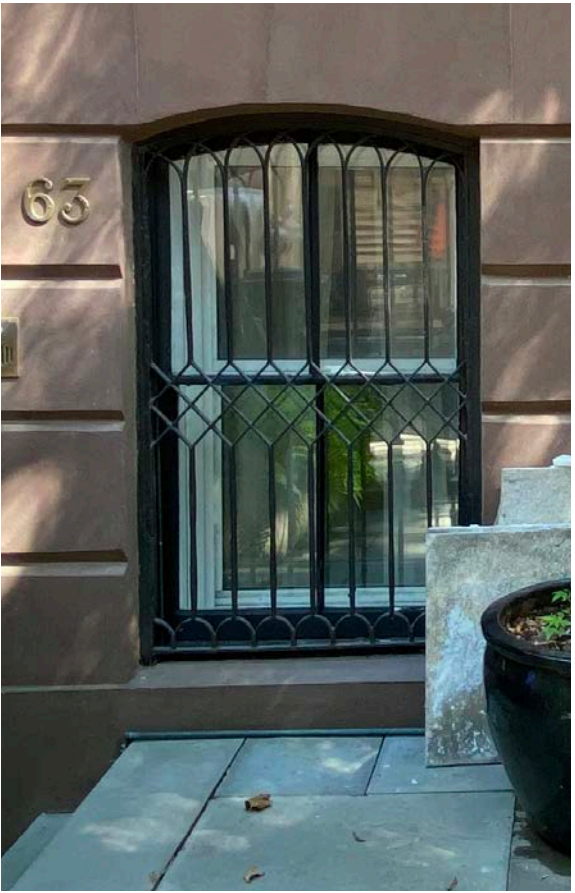


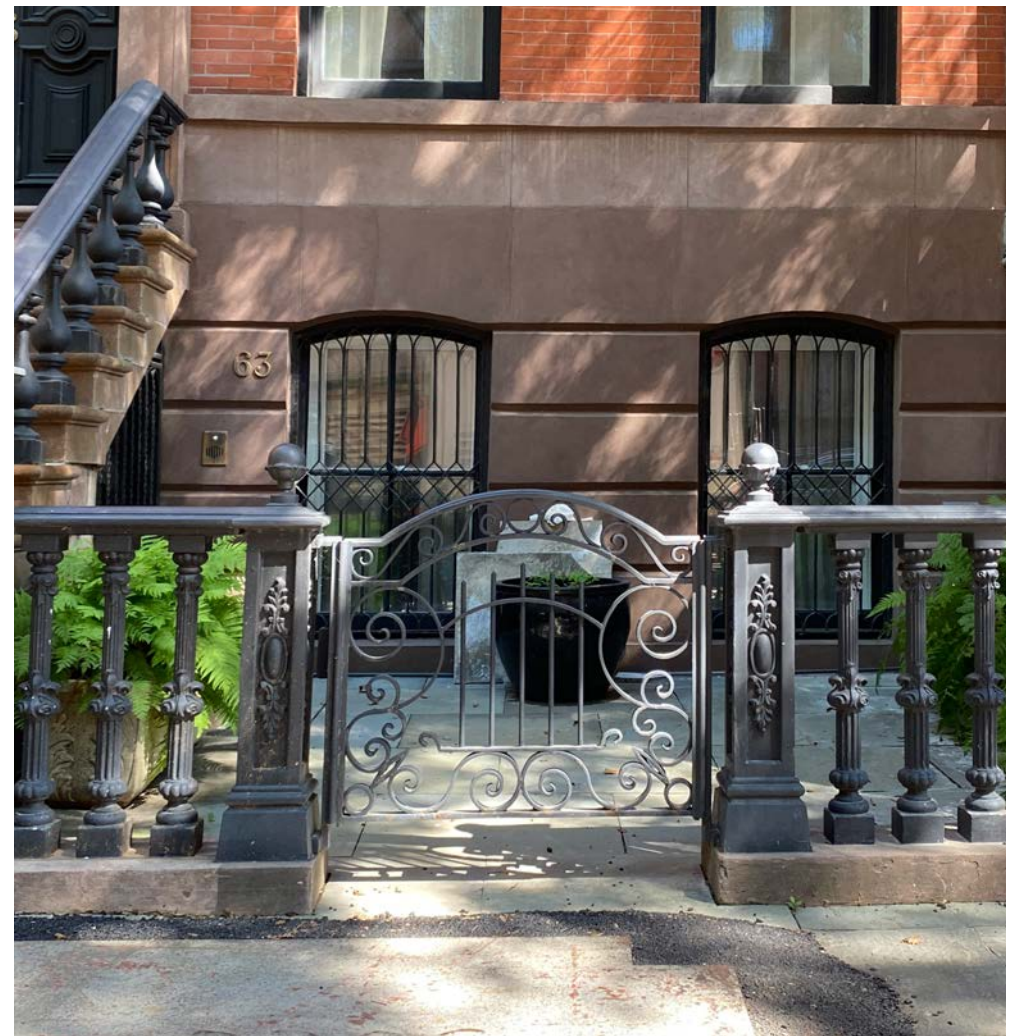
Zoomed close-up of minimally-visible mock-up



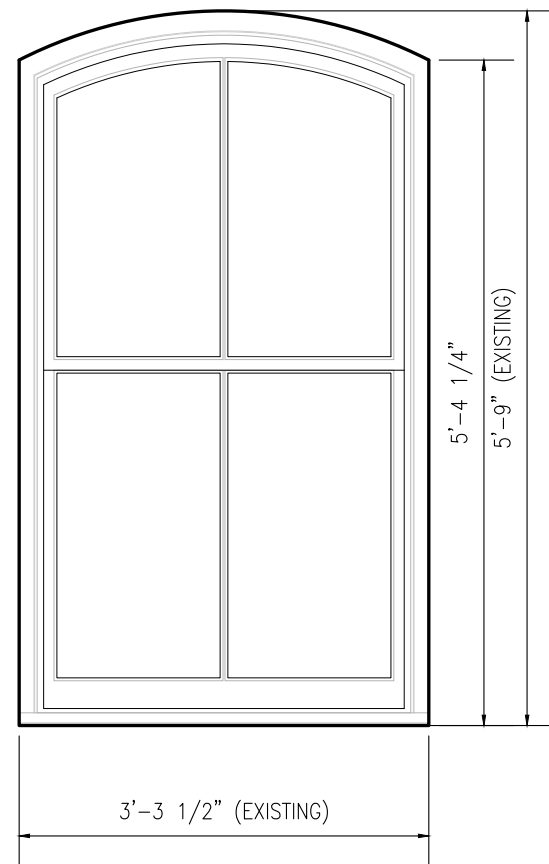
Zoomed close-up of minimally-visible mock-up, rendered to match specified materials

Appendix

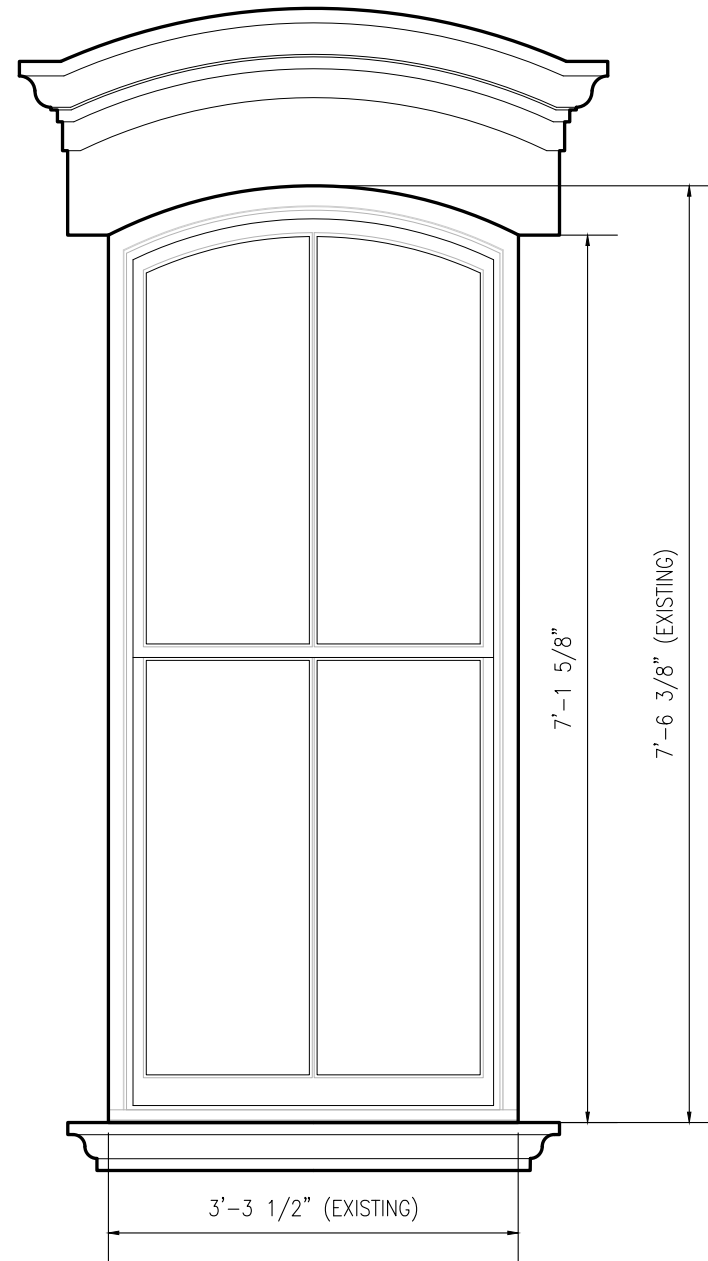




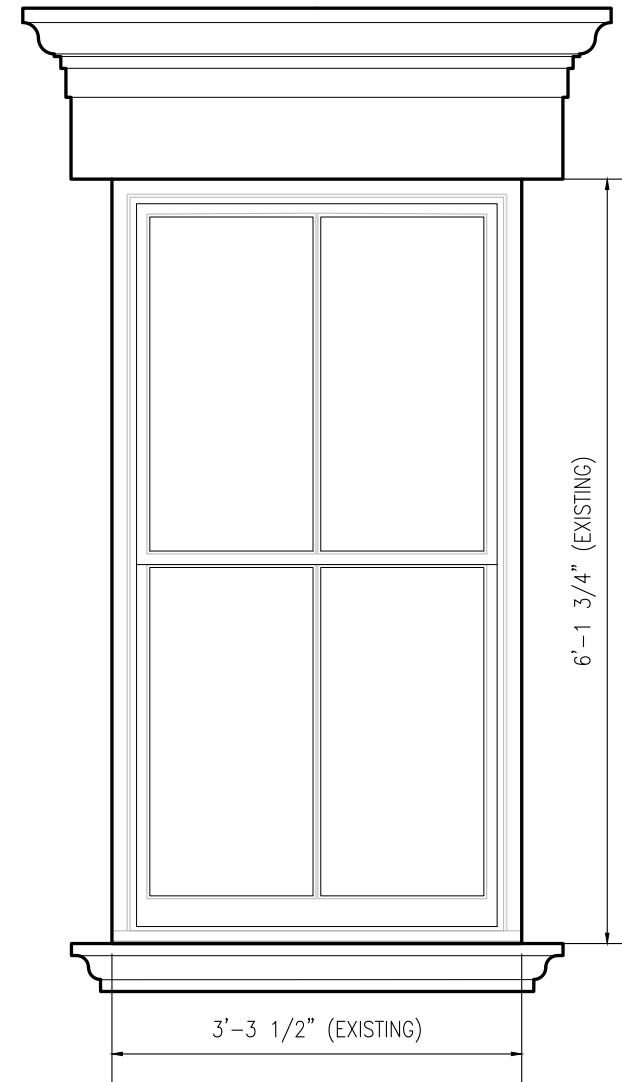




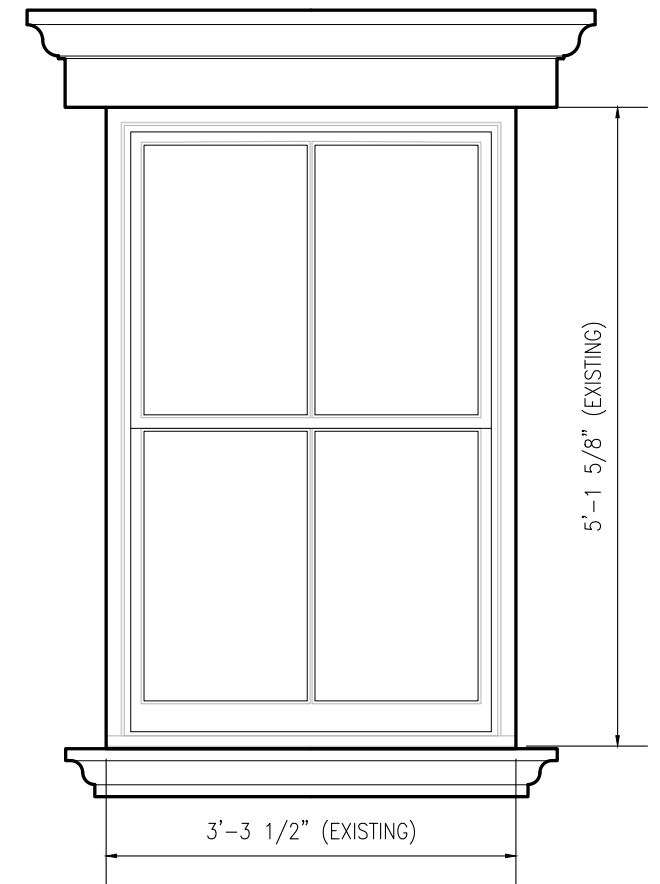
NEW HISTORICALLY ACCURATE WOOD
DOUBLE HUNG WINDOW IN EXISTING
OPENING @ BASEMENT FLOOR



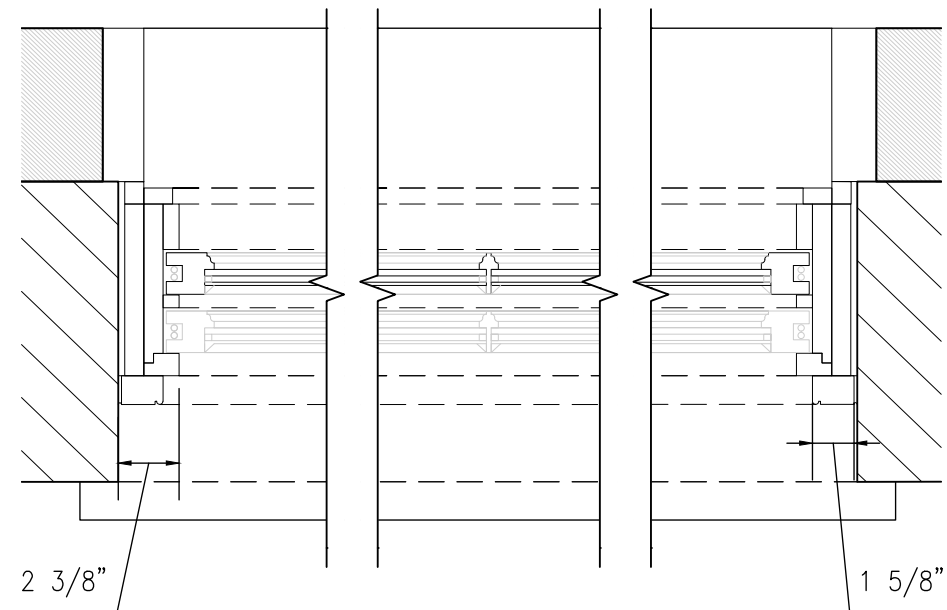
NEW HISTORICALLY ACCURATE WOOD
DOUBLE HUNG WINDOW IN EXISTING
OPENING @ FIRST FLOOR



NEW HISTORICALLY ACCURATE WOOD
DOUBLE HUNG WINDOW IN EXISTING
OPENING @ SECOND FLOOR

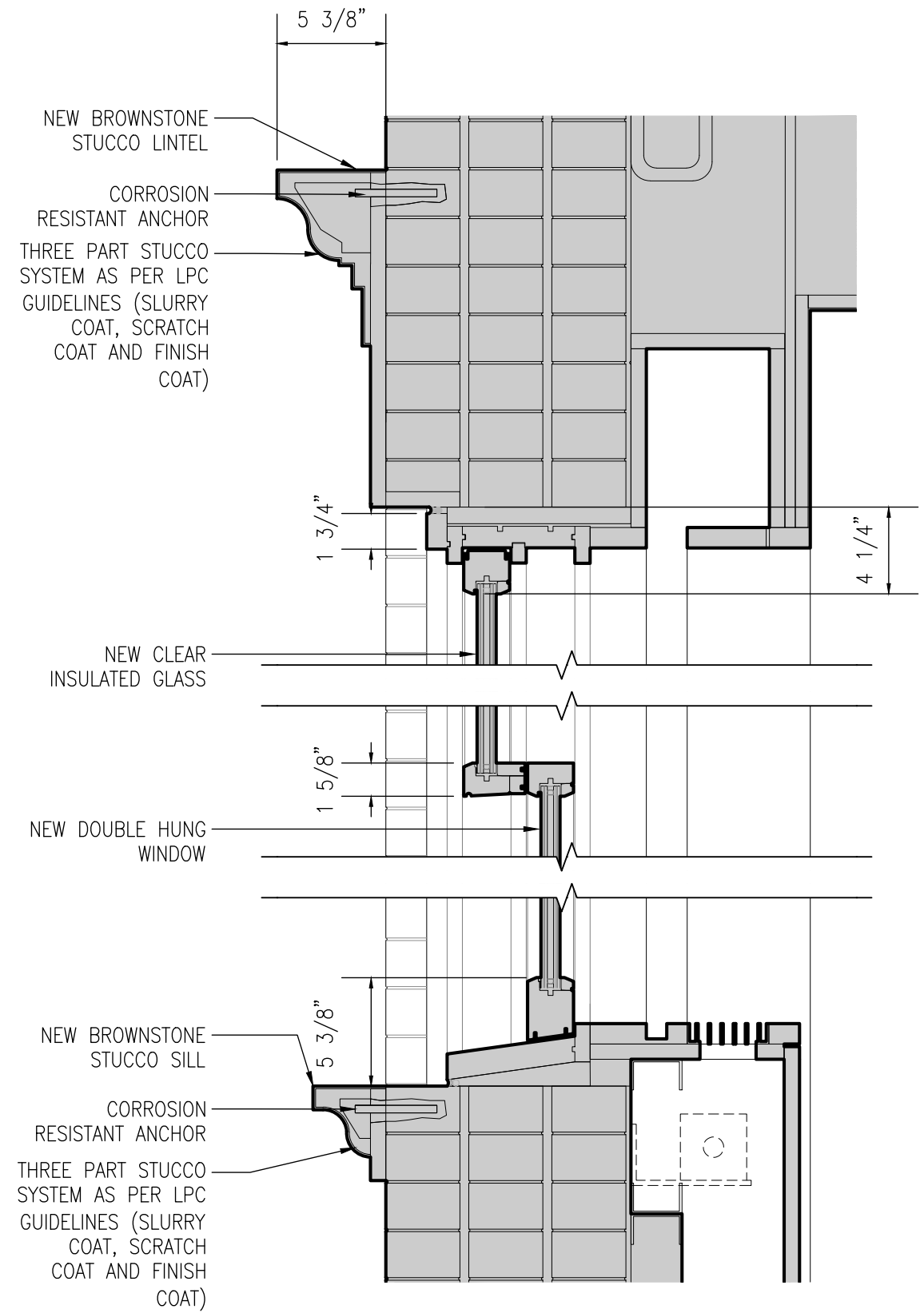


NEW HISTORICALLY ACCURATE WOOD
DOUBLE HUNG WINDOW IN EXISTING
OPENING @ THIRD FLOOR



PLAN DETAIL AT SECOND FLOOR WINDOW
1 1/2" = 1'-0"

7



SECTION DETAIL AT SECOND FLOOR WINDOW
1 1/2" = 1'-0"

3

Geotechnical
Engineering
Options, P. C.

Five Phase Engineering
48 MacKay Place, Brooklyn, NY 11209
t: (920) 883-7764
e: fivephase.com



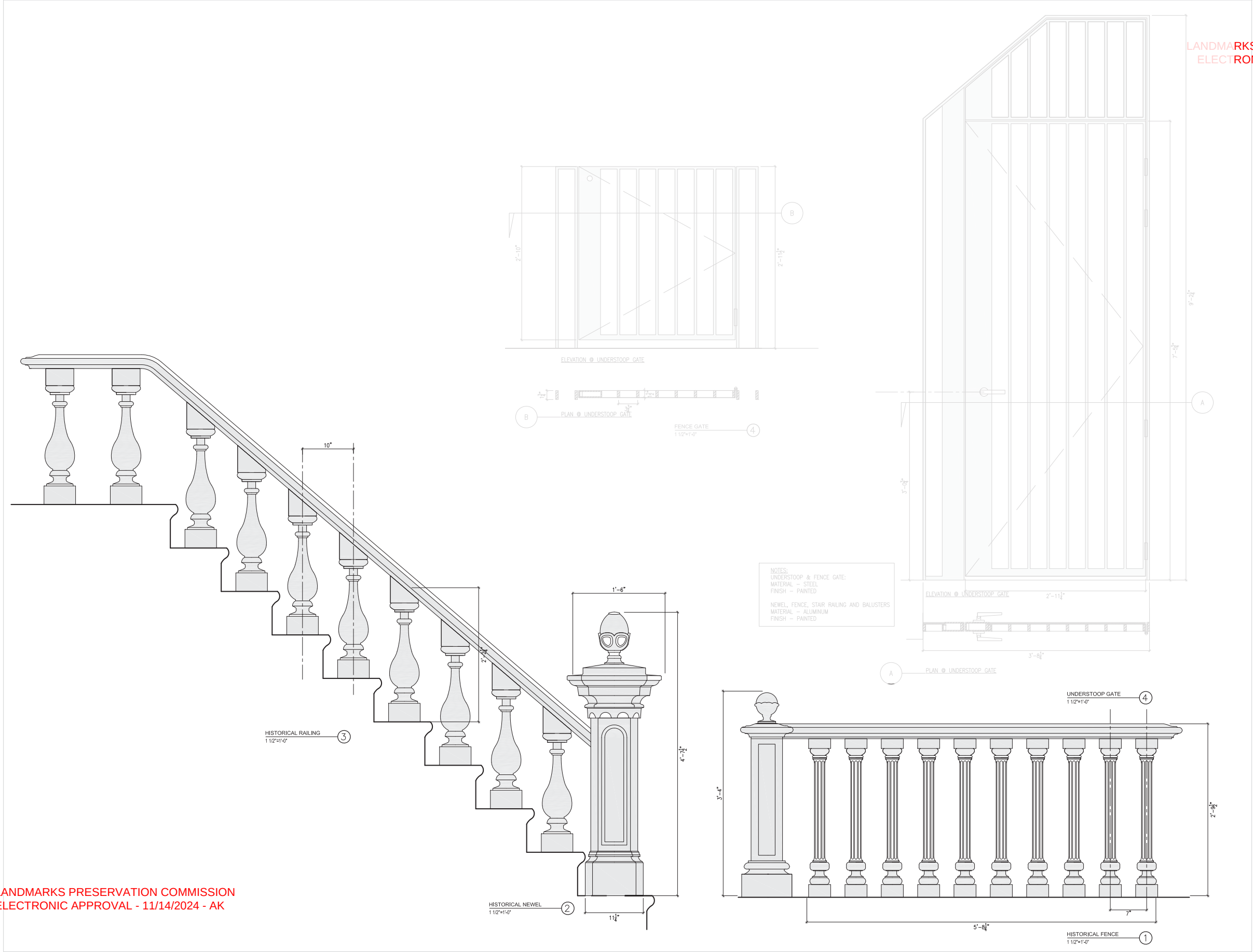
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- FOUNDATION	(FO)	M01041803 s1
- SOE (EXCAVATION)	(SE)	M01061185 i1
- SOE (UNDERPINNING)	(FO)	M01061185 s1
- PLUMBING/ SPRINKLER	(PL/SP)	M01072011 i1
- MECHANICAL	(MS)	M01071902 i1
ISSUES AND REVISIONS		
4.30.2024	ISSUED TO DOB	
7.17.2024	ISSUED FOR PRICING	
8.16.2024	ISSUED TO LPC	
9.20.2024	ISSUED TO DOB & LPC	

PROJECT
61 CHARLES STREET
NEW YORK, NY

SHEET TITLE
EXTERIOR DETAILS
METALWORK

SEAL & SIGNATURE	DATE:
	PROJECT NO.:
	DRAWING BY:
	CHECKED BY:
	DRAWING NUMBER: A-505.00

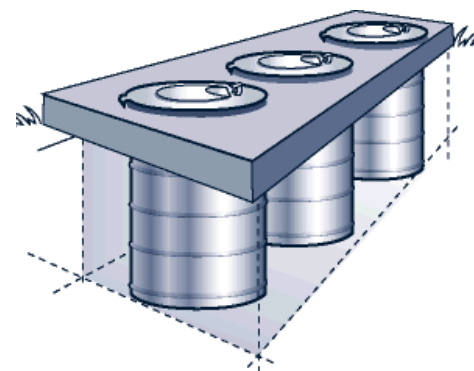
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LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL - 11/14/2024 - AK



Holovision Model 200
Intercom Brass 4.4 x 7.5in



Camber Underground Garbage Cans



Baldwin Letterbox Plate
Black Finish
13" x 3 5/8"



Security Camera





